

<b>Description</b>	County Planning Board July 22, 2008		
<b>Date</b>	07/22/2008	<b>Location</b>	County Planning Board
<b>Time</b>	<b>Speaker</b>	<b>Note</b>	
<a href="#">5:59:48 PM</a>	President Kerry White	Call to order. <b>Members present:</b> Kerry White, Gail Richardson, C.B. Dormire, Donald Seifert, Mike McKenna, Deb Robinson, Marianne Amsden, Byron Anderson, Pat Davis, and Leroy Logterman. <b>Members absent:</b> Matt Flikkema. <b>Staff present:</b> Planning Director Greg Sullivan, Ada Montague, and Recording Secretary Glenda Howze.	
<a href="#">5:59:55 PM</a>	President Kerry White	<b>Public Comment.</b> There was no public comment on matters not on the agenda.	
<a href="#">6:00:09 PM</a>		<b>Approval of July 8, 2008 Minutes.</b>	
<a href="#">6:00:18 PM</a>	Mike McKenna	Correction to 10:05:17. Vote listed should be 4-5, not 5-4.	
<a href="#">6:01:10 PM</a>		The minutes stand approved as amended.	
<a href="#">6:01:21 PM</a>	President Kerry White	<b>Planning Department Update.</b>	
<a href="#">6:01:26 PM</a>	Planning Director Greg Sullivan	Distributed four documents for review and gave explanation of each. 1) Budget approved, preliminarily, by the County Commission. To be adopted in August [26th]. 2) Commission has requested that fees be increased. Passed out development review fee schedule. 3) Resolution of the County Commission committing to a planning process coordinating infrastructure planning in Gallatin County with municipalities. 4) Update on County Planning Department Projects/Priorities for FY 2009. Reported that he spent the day in Helena at a MACo Land Use Committee meeting discussing bill drafts.	
<a href="#">6:08:18 PM</a>		Questions and discussion with Mr. Sullivan.	
<a href="#">6:30:26 PM</a>	President Kerry White	Announced that he plans to set up a sub-committee of the Planning Board to assist with the project of updating the Growth Policy.	
<a href="#">6:43:40 PM</a>	President Kerry White	<b>Consent.</b> There were no consent agenda items.	

<a href="#">6:43:44 PM</a>	President Kerry White	<b>Regular Agenda:</b> Discussion and Recommendation on a Request for a Conditional Use Permit for Greg and Marnie Johnson in the Reese Creek Zoning District. The application is for a home based nursery business, currently operating out of an accessory structure with guest facilities.
<a href="#">6:44:02 PM</a>	Planner Ada Montague	Staff report, including public comment by neighbors on the north and west sides of the property in question.
<a href="#">6:49:12 PM</a>		Board discussion with staff.
<a href="#">6:53:24 PM</a>		Correction to the suggested action number three, last sentence, changing the word "contaminant" to "containment."
<a href="#">6:56:51 PM</a>	Greg Johnson, 14323 Rocky Mountain Road	Applicant presentation and historical explanation.
<a href="#">6:58:34 PM</a>		Board discussion and questions with applicant.
<a href="#">7:00:13 PM</a>		Asked for comment from the applicant on his opinion on the staff's suggested actions and conditions.
<a href="#">7:04:31 PM</a>	Greg Johnson	Stated that all of the conditions are acceptable and he is fine with having them approved.
<a href="#">7:04:42 PM</a>		Continued board discussion and questions with applicant.
<a href="#">7:07:25 PM</a>		<b>Public comment.</b> Jim Nelson and Jim Loessberg
<a href="#">7:13:15 PM</a>	Planner Ada Montague	Noted that the applicant has been very compliant and willing to work with the Planning Department in every step of the way. Noted the staff recommended actions for the board's consideration.
<a href="#">7:14:06 PM</a>		Board discussion and questions with applicant.
<a href="#">7:15:28 PM</a>	Gail Richardson	[Motion] The proposal by the applicant, after the fact conditional use permit request for a home based nursery business by Greg and Marnie Johnson, meets the criteria of Section 2.0 and Section 5.04.2 of the regulation as specified in the staff findings on pages three and five; and also that the planning board would recommend approval of the application and including the following conditions as the staff has proposed for granting of a conditional use permit with the change of number three including "and herbicides" on the last sentence and "containment" rather than "contaminant" also in that last sentence of number three.
<a href="#">7:17:16 PM</a>	Marianne Amsden	Second.

<a href="#">7:17:26 PM</a>		Board discussion.
<a href="#">7:17:29 PM</a>	Marianne Amsden	Questioned how the double fee came up and would it be possible to remove that requirement.
<a href="#">7:17:41 PM</a>	Planning Director Greg Sullivan	The fee schedule is adopted by the Commission, and "after the fact" land use permits require a double fee.
<a href="#">7:18:03 PM</a>		Discussion regarding the inclusion of "herbicides" in staff suggested action number three.
<a href="#">7:19:25 PM</a>		Clarification that the word "herbicides" will not be part of the motion for inclusion in number three of staff's suggested actions.
<a href="#">7:19:45 PM</a>	C.B. Dormire	Suggested numerous interpretations of the Reese Creek Zoning Regulations as possible findings.
<a href="#">7:41:50 PM</a>	Gail Richardson	I think "after the fact" conditional use permit request - the words "after the fact" states that we are looking at this retroactively. Requested that Mr. Sullivan provide comment on Mr. Dormire's interpretation. I'm not really comfortable going into the regulations and interpreting them in this particular manner.
<a href="#">7:43:04 PM</a>	President Kerry White	Clarified his opinion on the intent of Mr. Dormire. Also noted that it is the duty of the Planning Board to enforce the provisions and review them, make a recommendation to the Commission, etc. It is our duty to review the conditional use permit on its merits and make a recommendation to the Commission.
<a href="#">7:45:06 PM</a>	Planning Director Greg Sullivan	Stated that the analysis is good as an exercise and it is important for the Planning Board to understand that there are a lot of subtleties to the language in the regulations and there is a lot of work that we do to review the specific language. Also suggested that on the findings that are made under 5.04.2, number three, when a condition of approval is added to CUP approval that requires the applicant to obtain a land use permit, prior to the issuance of a land use permit that is the type of analysis that the Planning Department performs.
<a href="#">7:47:09 PM</a>		All voted aye. Motion carried unanimously.
<a href="#">7:47:26 PM</a>	Donald Seifert	Board discussion regarding the necessity of making specific findings and inclusion of staff report and/or modifications to it.
<a href="#">7:49:26 PM</a>		This application will be heard before the County Commission on August 5th.
<a href="#">7:50:00 PM</a>	President Kerry White	<b>Committee Reports.</b>
<a href="#">7:50:19 PM</a>	C.B.	<u>Wastewater and Water Subcommittee Report</u> : The committee has

	Dormire	been meeting with folks who operate systems - Belgrade, Manhattan, Utility Solutions and Rae Water and Sewer District. They have proposed to shift gears at the moment to discuss further engineering studies that we might need to have, but it could be an issue of budgetary ability. Also reported on their work with the Local Water Quality District.
<a href="#">7:55:05 PM</a>	Marianne Amsden	<u>Project Interconnect</u> [and Complete Streets and Natural Playgrounds Presentation Report]: Summary of <u>Complete Streets</u> seminar, who can benefit from a Complete Streets policy, who wants "complete streets," and other benefits of public transportation and complete streets policies. Summary of Natural Playgrounds Presentation, defined what a natural playground is, requested that the Board consider scenarios other than the preconstructed tot-lots or playground structures when addressing this type of issue. Summary of <u>Project Interconnect</u> : The committee is meeting regularly every two weeks and working with GIS to get the trails inventory completed with the help of an intern. The committee is looking at various trail inventories, attributes of trails, and working towards integration of the systems that are in place. Bill Ware has also been working on a list of trails that need to be inventoried. Reported that the Commissioners were supportive of the Gallatin Valley Interconnect resolution and Mike Harris has been presenting the idea to the other municipalities as well.
<a href="#">8:06:22 PM</a>		Inquiry and discussion regarding upcoming subdivisions and trail requirements for them.
<a href="#">8:08:55 PM</a>	Deb Robinson and Gail Richardson	<u>Neighborhood Planning Report</u> : Distributed documents regarding neighborhood planning and its ability to provide communities greater local control and ability to amend adopted policies. Summary of current issues with individual neighborhood planning areas. Reinforced that the Planning Board member role at these neighborhood meeting is as observer only, not to interfere with the process in any way. Reported that the Amsterdam group has sent out 120 letters to area landowners informing them about the opportunity to get involved, an inclusive communication piece. Also reported on a grant application that has been submitted to the Sonoran Institute by the Amsterdam group, and potential effects of the budget cuts to the Planning Board. A steering committee will also be bringing us a presentation in September with their planning boundaries.
<a href="#">8:19:32 PM</a>		Questions and discussion on the Four Corners final draft. Warren will provide the board with copies of this document soon. Questions and discussion on the planning efforts in the Gateway area and further discussion on the grant parameters for the Amsterdam group.
<a href="#">8:24:18 PM</a>		<u>Subdivision Regs Report</u> : No update.

<a href="#">8:24:25 PM</a>		<u>Growth Policy</u> : No update.
<a href="#">8:24:39 PM</a>	President Kerry White	Planning to set up a sub-committee of three to revisit and revise [suggest] the Growth Policy after a meeting with the Commission.
<a href="#">8:26:07 PM</a>	Marianne Amsden	Inquired about the newly forming <u>Gravel Pit Task Force</u> .
<a href="#">8:26:20 PM</a>	Planning Director Greg Sullivan	The Commission has approved this task force and Belgrade Planner Heidi Jensen has completed an initial draft of a resolution. This is under review at this time. The Commission plans to create a task force with a very targeted mission that will be given specific questions that need to be answered with a tight timeframe for completion.
<a href="#">8:29:04 PM</a>		No one volunteered to serve on the Task Force at this time.
<a href="#">8:29:18 PM</a>	Mike McKenna	Requested that the Planning Board hold another retreat.
<a href="#">8:30:24 PM</a>	President Kerry White	Requested that Mr. McKenna head up a " <u>Retreat Committee</u> " to plan for the place, time and agenda for a Planning Board Retreat, to report back at the next Planning Board meeting.
<a href="#">8:31:33 PM</a>	Byron Anderson	<u>Budget Committee Report</u> : The budget will be adopted by the Commission on August 26th. The committee will meet and compare the requested and preliminarily approved budgets and bring it back to the committee for comment to go to the Commission.
<a href="#">8:33:30 PM</a>		Meeting adjourned.